

**TO ALL UNIT OWNERS**

**WELCOME HOME**

CASTLE BEACH CLUB CONDOMINIUM ASSOCIATION, INC  
5445 COLLINS AVENUE  
MIAMI BEACH, FLORIDA 33140

The Board of Directors would like to welcome all you home.

At this time the Board would like to remind everyone that Castle Beach Club Condominium Association, Inc. is still under construction and because of this we ask that all unit owners please be patient with noise from the repair going on in the building.

We ask that you refrain from going anywhere in the building that is not your floor or the Lobby Area. All other floors will be off limit and Security will be tight.

A reminder to all our unit owners that now more than ever we need all owners to cooperate and abide by all the Rules and Regulations that the Board of Directors has put in place for your safety and the safety everyone else. By following these Rules and Regulations it will help us expedite the repair process so more owners can occupy their units.

**SAFETY AND FIRE:**

For Fire Safety and Security reasons all doors leading from the building to the outside or from the garage into the elevator lobbies or stairways shall be closed at all times and shall not be blocked opened.

Fire exits can not be obstructed in any manner.

Exterior apartment doors must not be blocked or left opened.

No inflammable combustible or explosive materials shall be kept in any unit or Limited Common Areas.

Miami Management as the request of the Fire Marshall has cleaned out the A/C closets in your units. Unit owners may not use this area as storage. This is a big fire hazard to yourself and others around you.

FIRE WATCH WILL CONTINUE IN THE BUILDING UNTIL THE FIRE MARSHALL RELEASES THE WATCH. This means there will be security personnel patrolling the building at all times and security will be extremely tight.

SECURITY WILL BE TIGHT.



### **VALET PARKING:**

ALL UNIT OWNERS WILL THEIR CARS PARKED BY VALET.

### **VIOLATION ON INDIVIDUAL UNITS:**

All unit owners will be allowed to occupy their units if it has not been Red Tagged with "NO OCCUPANCY" on it due to Fire Safety or other safety issues. Owners of these "no occupancy" red tagged units will have to comply with the City of Miami Beach regulations before they be will allowed to move back into their units. It is recommended that those unit owners ask the Association Property Manager, Tati Robertson, to give them a list of approved contractors that they can use to do the work that is needed in their units. All other contractors will still have to be approved by the Association and will have to comply with all Rules and Regulations set forth by the Association.

All other unit owners with non fire-safety violations or building dept safety issues will be allowed to move in.

Once you have made your selection for a contractor and you have a set of plans or drawings drawn by an architect or engineer for the removal of the particular violation you must come by the Association's Management Office before proceeding to the City of Miami Beach. The Association will stamp the plans and permit application and check that everything is in order. This will speed up your approval process. The City of Miami Beach will give each unit owner 30 days to BEGIN the process of applying for permits. You do not have to complete the work within that time frame. Extensions will be granted as long as you are attempting to make progress on the violation removal. If you do not make any attempt to remove the violation you will be given a notice to appear before a "Special Master" of the City of Miami Beach and you could be subject to fines and penalties. So please try to comply with the City and we will do everything we can to try to help you.

If the Association finds anyone doing repairs or construction work in their units without permits or plans approved by the Association they will be removed from the Property.

All contractors are working in units and must come through the receiving area and be must logged in. If you have a contractor coming to see you he must be registered ahead of time with Security and the Management Office. We will not allow any contractor to come into the building if they have not been announced ahead of time.



**Contractors and unit owners who are not living in their units due to violations can only be in the building unit 5:00 pm. They may start at 8:00 am. Anyone in the units after 5:00pm will be escorted out of the building by Security.**

**Contractor's hours: 8:00 am to 5:00 pm ONLY!**

**POOL AREA:**

The pool area is not ready for swimmers or visitors. We have placed gates in the back to give all unit owners access to the beach area. The pool is currently under repairs. As soon as the pool has been inspected and all necessary repairs have been done will open the pool to all owners and their families. We are trying to make this happen as soon as possible.

Please be advised that when the pool area does open there will be NO LIFE GUARD ON DUTY. SWIM AT YOU OWN RISK. CHILDREN MUST NEVER BE LEFT ATTEND WHEN IN POOL AREA OR SWIMMING IN THE POOL.

**TENNIS COURTS:**

Tennis Courts will not be opened.

**VISITORS:**

The Board would like to remind all of you that the building is still under repairs and when and if you have visitors coming to the building we ask you call and announce them to the Valet Office. Carlos is the supervisor for valet and he may be reached at (305) 866-5776. We know everyone is excited to be home but we ask that for the present you try to limit visitors so that we can keep things running smooth and safe.

**KEYS:**

Anyone having trouble with door or their keys please come and see the Management Office and we will be happy to assist in anyway we can.

**WELCOME HOME FROM YOUR BOARD OF DIRECTORS AND NOW THAT WE ARE HERE LETS BE SAFE WHILE UNDER REPAIR!!!**